WARRANTY DEED

My Commission Expires JUNE 21, 2009

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,900.00

Carla Elizabeth Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2006.

Danielle Marie Crane
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla Elizabeth Martin, unmarried	Suntrust Mortgage, Inc.	164-08-0C-024.00
(NAME)	(NAME)	
736 Pin Oaks Drive	201 4th Ave. North, 6th Floor	
(ADDRESS)	(ADDRESS)	
Antioch,TN,37013	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Greenvale Construction, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carla Elizabeth Martin, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 120 on the Plan of Final Plat, Section One, Hamilton Chase, as shown by Plat appearing of record in Instrument No. 20051025-0128977, Corrected at Instrument No. 20051031-0131297 and 20051031-0131368, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to T.F. Homes, LLC, by Warranty Deed dated 04/15/04, of record in Instrument No. 20040416-0043249, and being further conveyed to Greenvale Construction, LLC, by Warranty Deed dated 11/01/05, of record in Instrument No. 20051108-0135213, Register's Office for Davidson County, Tennessee.

Restrictions and By-Laws of record in Instrument No. 20050728-0087946 and 20051031-0131315; Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248; Storm Water Detention Agreement of record in Instrument No. 20040102-0000420; All matters shown on the plat of record in Instrument No. 20051025-0128977 and corrected in 20051031-0131297and 20051031-0131368; all in the Register's Office for Davidson, Tennessee.

unimproved ☐
This is improved ☒ property, known as 736 Pin Oaks Drive, Antioch,TN,37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are **lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives,** to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/01/06 12:05 2 pgs
Fees:13.00 Taxes:706.33
20060901-0108340

Witness my hand this 14th day of August, 2006.

Greenvale Homes, LLC

Authorized Agent

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Chris Bratcher, Authorized Agent with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Greenvale Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he a such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand and official seal at this 14th day of August, 2006.

Commission expires:

Notary Public

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. bldg F
Murfreesboro, TN 37130